

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

April 25, 2024 – Thursday – 2:00 p.m.

MEMBERS PRESENT: Chair Carrie Geitner, El Paso County Commissioner
Vice Chair Brian Risley, Councilmember, Colorado Springs

MEMBERS ABSENT: Todd Dixon, Mayor, Green Mountain Falls

RBD STAFF: Roger Lovell, Regional Building Official
John Welton, Deputy Regional Building Official – Inspections
Matthew Matzen, Permit Supervisor
Erin Garcia, Director of Finance
Gina LaCascia, Executive Administrative Assistant
DeLisa Jackson, Human Resources Assistant

The Regional Building Commission meeting was conducted in a hybrid forum, allowing Commission members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, or virtually through Microsoft Teams live events. Sufficient and timely access to the public to observe the meeting was made available at: <https://www.pprbd.org/Information/Boards>.

1. CALL TO ORDER: DETERMINATION OF A QUORUM

Chair Carrie Geitner called the Regional Building Commission meeting to order at 2:02 p.m.

2. CONSIDERATION OF THE MARCH 28, 2024 MEETING MINUTES

A motion was made by Vice Chair Risley to **APPROVE** the March 28, 2024 Regional Building Commission Meeting Minutes as written; seconded by Chair Carrie Geitner; the motion carried.

3. NEW BUSINESS

a) Colorado Springs Chamber & EDC Presentation

Dave Dazlich, Vice President of Government Affairs for Colorado Springs Chamber of Commerce attended in person and provided the Advisory Board with an update on a few select bills currently before the Legislature:

- HB24-1008 – Wage Claims Construction Industry Contractors
- HB24-1330 – Air Quality Permitting
- HB24-1339 – Disproportionately Impact Community Air Pollution
- SB150, SB165, and SB166 – Processing of Municipal Solid Waste; Air Quality Improvements; and Air Quality Enforcement

Tim Vanderhoof, Vice President of the Economic Development Center attended in person and provided an update on an initiative that the EDC is working on called “Site Readiness”. They are working with area brokerage companies, developers, and other landholders within the community gathering information on available land and existing buildings as site ready locations. Mr. Vanderhoof indicated they will have a site and building database that will be very helpful to newcomers.

b) Legislative Update

Roger Lovell spoke about the Department’s opposition to the proposed HB24-1239 concerning single exit stairway multifamily structures. He produced a copy of a letter sent to the bill sponsors as well as the members of the House Committee on Transportation, Housing & Local Government and the outcome thereto. As of April 10, 2024, the House Committee on Transportation, Housing & Local Government has postponed the bill indefinitely.

4. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING

The next Regional Building Commission meeting date and time: Thursday, May 23, 2024, beginning at 2:00 p.m. The meeting will be conducted in a hybrid forum: in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, and virtually. Sufficient and timely access to the public to observe the meeting will be made available at: <https://www.pprbd.org/Information/Boards>.

5. PUBLIC COMMENTS ON ITEMS NOT SCHEDULED ON THE AGENDA

There were no public comments.

6. ADVISORY BOARD REPORT

Roger Lovell presented the Advisory Board Report for April 17, 2024.

7. BUILDING OFFICIAL REPORTS / NON-ACTION ITEMS

a) Financial Statement through March 31, 2024

Erin Garcia presented the Financial Statement for the month of March, 2024, stating the operating cash balance ended at \$15,204,784 with a cash as a percentage of budget at 71 percent. The revenue for March was \$1,605,409, an increase of 15 percent over March of 2023. Building permit revenue is up \$668,066 compared to the first quarter of 2023.

Expenditures for the month of March were \$1,966,256. Expenditures in March included three pay periods and continued vehicle repairs sustained in hail storms in 2023. At 25 percent of the way through the year, our revenue is tracking at 23 percent of budget and expenditures are tracking 24 percent of budget. Our net loss for the month of March was \$360,847 bringing the year-to-date net loss to \$210,755.

b) Building Report through March 31, 2024

Matt Matzen presented the Building Report for the month of March, 2024. The Department continues to see strong numbers especially regarding single-family construction, with 273 single-family home permits issued, an increase of 15.68 percent from the same time period in March of 2023, with an overall valuation of \$158,054,558, up 65.23 percent over last year. A total of 31 new commercial permits were issued in March, a decrease of 45.61 percent, compared to March of last year. Total commercial valuation was \$79,795,674, a decrease of 24.42 percent. The total valuation year -to-date for all permits was \$931,279,563, an increase of 20.74 percent from the first quarter of 2023.

There were 8 projects in March with valuations over \$3,000,000; the largest being a new multifamily project at \$40 million.

c) Plan Report through March 31, 2024

John Welton presented the Plan Report for the month of March, 2024; there were 273 single-family plans submitted in March, an increase of 9 percent compared to March of 2023. Year-to-date single-family plans total 793, an increase of 40 percent compared to the first three months of last year. New commercial and multifamily plans received totaled 42, an increase of 50 percent compared to March of 2023. The total number of plans submitted in March was 1,013, and year-to-date, 2,931 plans have been submitted to the Department, a decrease of 6 percent compared to last February.

The total electronic plans submitted in March was 965, a decrease of 16 percent compared to last year; this accounted for 95 percent of all submittals. Year-to-date, electronic submittals total 91 percent.

Plan Review staff logged 3,196 solo reviews in March, a decrease of 32 percent compared to March of 2023. There were 894 walk-through reviews performed, both on the commercial and residential side, an increase of 17 percent compared to March of 2023. Total reviews in March 2024 were 4,090, an overall decrease of 25 percent over March 2023.

d) Inspection Report through March 31, 2024

John Welton presented the Inspection Report for the month of March, 2024; there were 22,611 inspections performed by 68 full-time field inspectors with an average daily workload of 18.9 inspections per day, per inspector, with an available amount of time of 20.6 minutes per inspection. These numbers reflect the two snow days the Department had in March as well.

8. UNFINISHED BUSINESS

a) ISO Building Code Effectiveness Grading Schedule (BCEGS) Update

Roger Lovell provided the ISO Building Code Effectiveness Grading Survey (BCEGS) update, stating that the review represents a subjective view of the Department with a resulting grading of 04 for one- and two-family residential properties and 03 for commercial and industrial properties. Mr. Lovell discussed the areas where the surveyor penalizes the Department for being too efficient and productive, for administering training in-house, and being financially conservative, among other issues. Mr. Lovell requested actual data from the jurisdictions regarding the effects of the BCEGS rating on each, so that he may present further on the matter with a follow-up recommendation and decision, as needed.

9. COMMISSIONER REPORT(S) OR COMMENT(S)

There were no Commissioner Report(s) or Comment(s).

10. EXECUTIVE SESSION REQUEST

There were no Executive Session Requests.

11. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda Item Requests.

12. ADJOURNMENT

The Regional Building Commission meeting adjourned at 2:49 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official
RNL/gml

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